

Note: The following case(s) is/are included in this ad.
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Process No.	Applicant Name
<u>04-256</u>	<u>ARCHBISHOP JOHN C. FAVALORA</u>
<u>05-250</u>	<u>INTERNATIONAL PRINCESS CONDO. ASSOCIATION, INC.</u>
<u>05-280</u>	<u>BERNARDO CASALES</u>
<u>05-344</u>	<u>ANIEK BRADLEY</u>
<u>05-365</u>	<u>JOSE & ROBERTO VARELA</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 1/10/06 TO THIS DATE:

HEARING NO. 06-1-CZ10-1 (04-256)

8-54-40
Council Area 10
Comm. Dist. 11

APPLICANT: ARCHBISHOP JOHN C. FAVALORA

- (1) MODIFICATION of Condition #3 of Resolution Z-370-74, passed and adopted by the Board of County Commissioners, and last modified by Resolution 5-ZAB-183-97, passed and adopted by the Zoning Appeals Board, reading as follows:

FROM: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Master Site Plan,' consisting of 2 sheets: Sheet A1-1, dated 11-15-96, Sheet AS-1 dated March 21, 1997, 'Landscape Plan,' dated 1-28-97, 'Floor Plan,' consisting of 4 sheets: Sheets A2.1, A3.2 & A4.2, dated 12-5-96, Sheet A3.1 dated 11-15-96 as prepared by Perkins & Will and ' Sketch of Survey,' as prepared by Campanile & Assoc., dated 08/27/74."

TO: "3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Archdiocese of Miami St. Agatha,' consisting of 7 sheets; Sheets A-1 to A-5 dated 12/16/03, Sheet L-1 dated last revised 07/18/05 and Sheet CNV-1, dated 12/10/04."

- (2) MODIFICATION of Conditions #6, #10, #11 & #12 of Resolution 4ZAB-394-83, passed and adopted by the Zoning Appeals Board reading as follows:

FROM: "6. That the kindergarten and school use be approved and restricted to a maximum of 630 students."

TO: "6. That the pre-school, kindergarten and school use be approved and restricted to a maximum of 744 students."

FROM: "10. That the number of grades be from kindergarten to eighth."

TO: "10. That the number of grades be limited to K-3 through eighth."

FROM: "11. That the number of classrooms not exceed 18."

TO: "11. That the number of classrooms not exceed 25."

FROM: "12. That the number of teachers not exceed 18. That the number of administrative and clerical personnel other than teachers not exceed 18."

TO: "12. That the number of teachers not exceed 32. That the number of administrative and clerical personnel other than teachers not exceed 29."

- (3) MODIFICATION of Condition #2 of Resolution CZAB10-20-98, passed and adopted by the Community Zoning Appeals Board #10 reading as follows:

FROM: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'St. Agatha Catholic Church,' as prepared by an unknown preparer, and dated received 12-11-97, as revised at the hearing dated 4-1-98 to reflect Phase I as the initial location for the carnival and Phase II as an alternate location for the carnival in the event that the Phase 1 location is developed."

TO: "2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled 'Archdiocese of Miami St. Agatha,' consisting of 7 sheets; Sheets A-1 to A-5 dated 12/16/03, Sheet L-1 dated last revised 07/18/05 and Sheet CNV-1, dated 12/10/04."

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APPLICANT: ARCHBISHOP JOHN C. FAVALORA

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- (4) DELETION of Condition #6 of Resolution #4ZAB-202-76, passed and adopted by the Zoning Appeals Board, reading as follows:

DELETE: "6. That no temporary structure or temporary use of any type is permitted on the premises."

The purpose of requests #1-4 is to allow the applicant to submit a new revised site plan showing a media center and classroom addition, to increase the number of students, teachers and classrooms and expansion of the grade levels for the previously approved kindergarten and elementary school, and for the proposed preschool, show a new carnival layout and allow the carnival use on an annual basis.

- (5) UNUSUAL USE to permit a day care center (pre-school).
- (6) Applicant is requesting to permit lot coverage of 18.4% (15% maximum permitted; 17% previously approved).
- (7) Applicant is requesting to permit 112,833 sq. ft. of outdoor recreation area (199,200 sq. ft. required).
- (8) Applicant is requesting to permit the school, including incidental uses, to be within 250' of the property line (not permitted).

Upon a demonstration that the applicable standards have been satisfied, approval of requests #1 - #4 may be considered under §33-311(A)(7) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing), and approval of requests #6 - #8 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

The aforementioned plans are on file and may be examined in the Zoning Department. Plans may be modified at public hearing.

SUBJECT PROPERTY: A portion of Tracts 7 & 8, Block 2, RICHARDSON KELLET COMPANY'S PLAT, Plat book 4, Page 101, being more particularly described as follows:

The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ and the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$, all of Section 8, Township 54 South, Range 40 East; less the west 55', and less the north 63.5', and less the east 399.96' of the west 454.96' of the south 272.22' thereof; Less Right-of-Way described in Official Records Book 12575, Page 2585: The north 25' of the east 35' of the north $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 54 South, Range 40 East. And Less Right-of-Way described in Official Records Book 10269, Page 1124 & Official Records Book 10380, Page 1525: Begin at the Southeast corner of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 8, Township 54 South, Range 40 East; thence run S89°24'56"W along the south line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 8, for a distance of 35'; thence run N1°20'49"W along a line which is 35' west of and parallel to the east line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 8, for a distance of 190.03', to a Point of curvature of a circular curve to the right; thence run NE/ly along the arc of said circular curve to the right, having a radius of 664.93' through a central angle of 18°40'22" for an arc distance of 216.7' to a Point of intersection with the east line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 8; thence run S1°20'49"E along the east line of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 8, for a distance of 403.38' to the Point of beginning.

LOCATION: 1101 S.W. 107 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 9.62 Acres

PRESENT ZONING: AU (Agricultural – Residential)

APPLICANT: INTERNATIONAL PRINCESS CONDO. ASSOCIATION, INC.

- (1) Applicant is requesting to permit a multi-family apartment development with a lot coverage of 41% (30% permitted).
- (2) Applicant is requesting to permit a floor area ratio of .90 (.75 permitted).
- (3) Applicant is requesting to permit a common open space of 15% (25% required).
- (4) Applicant is requesting to permit a setback of a minimum of 10' (15' required) from the interior side (east) property line.
- (5) Applicant is requesting to permit a setback of a minimum of 15' (25' required) from the front (north & south) & side street (west) property lines on a dual frontage lot.
- (6) Applicant is requesting to permit spacing of 10' between buildings (30' required) where doors, windows or other openings in the building wall of a living unit face a wall of the same building and/or a wall of another building on the same site.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(15) (Alternative Site Development Option for Multiple-Family Use) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "International Princess," as prepared by CAS Engineering, Inc. and dated stamped received 1/10/06 and consisting of 2 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Commence at the Southwest corner of the SE ¼ of the SE ¼ of the NE ¼ of Section 12, Township 54 South, Range 39 East; thence N00°13'21"E along the west line of said SE ¼ of the SE ¼ of the NE ¼ of Section 12 for 40' to the Point of beginning of the parcel of land herein described; thence continue N00°13'21"E along said west line of the SE ¼ of the SE ¼ of the NE ¼ of Section 12 for 330'; thence S89°54'34"W parallel with the south line of the NE ¼ of said Section 12 for 236.91'± to the SE/ly corner of Block 21 of INTERNATIONAL GARDENS, SECTION FIVE, Plat book 109, Page 86; thence continue S89°54'34"W for 375' to the Point of curvature of a circular curve to the right having a radius of 340'; thence west & N/ly along the arc of said curve through a central angle of 90°00'00" for a distance of 534.07'; thence N00°05'26"W, tangent to the last curve, for 563.3' to the northeast corner of said Block 21, said point also being on the south right-of-way line for S.W. 14th Street, the last three courses also being on the boundary of said Block 21; thence S89°51'34"W along the south right-of-way line for S.W. 14th Street, Official Records Book 9403, Page 1189, for 202.82' to the Point of curvature of a circular curve to the left having a radius of 175'; thence W/ly along the arc of said curve through a central angle of 21°05'15" for 64.41'; thence S68°46'19"W, tangent to the last curve, for 110.72' to the Point of curvature of a circular curve to the left having a radius of 25'; thence W/ly & S/ly along the arc of said curve through a central angle of 87°39'11" for 38.25', to a Point of reverse curvature with a circular curve to the right having a radius of 1,195.92', the last three courses also being on the south right-of-way line for said S.W. 14th Street; thence continue S/ly along the arc of said curve through a central angle of 18°52'16" for 393.89', said curve also being the east right-of-way line for S.W. 122nd Avenue, Official Record Book 9403, Page 1189; thence S00°00'36"W tangent to the last curve and along the east right-of-way line of said S.W. 122nd Avenue for 738.12' to the Point of curvature of a circular curve to the left having a radius of 25'; thence S/ly and E/ly along the arc of said curve through a central angle of 90°04'50" for 39.3' to a point on a line 40' north of, as measured at right angles and parallel with the south line of the NE ¼, of said Section 12; thence N89°54'34"E, tangent to the last curve

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HEARING NO. 06-4-CZ10-1 (05-250)

12-54-39
Council Area 10
Comm. Dist. 11

APPLICANT: INTERNATIONAL PRINCESS CONDO. ASSOCIATION, INC. PAGE TWO

and along a line 40' north of, as measured at right angles and parallel with the south line of the line of the NE $\frac{1}{4}$ of said Section 12 for 1,246.11' to the Point of beginning.

LOCATION: The Northeast corner of S.W. 122 Avenue & S.W. 18 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 17 Acres

PRESENT ZONING: RU-4L (Limited Apartment House 23 units/net acre)

APPLICANT: BERNARDO CASALES

- (1) Applicant is requesting to permit a porch addition to a single-family residence setback 19' (25' required) from the front (north) property line.
- (2) Applicant is requesting to permit a covered terrace addition setback 22.33' (25' required) from the rear (south) property line and setback 5.63' (7.5' required) from the interior side (east) property line..
- (3) Applicant is requesting to permit a utility room addition setback 5.63' (7.5' required) from the interior side (east) property line.
- (4) Applicant is requesting to permit shed setback 4.7' from the interior side (east) property line and spaced 6.3' (10' required) from the principal residence.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Plans for Zoning Hearing Application for Mr. Bernardo & Irene Casales," as prepared by Rolando Nigaglioni, P. E., dated 4/8/05 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 20, Block 8, SOUTHERN ESTATES, 1ST ADDITION, Plat book 72, Page 92.

LOCATION: 11810 S.W. 35 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single-Family Residential)

APPLICANT: ANIEK BRADLEY

- (1) Applicant is requesting to permit an addition to a single-family residence setback 13' (25' required) from the rear (south) property line and setback 7.44' (7.5' required) from the interior side (east) property line.
- (2) Applicant is requesting to permit the residence to setback 7.44' (7.5' required) from the interior side (east) property line and setback 24.4' (25' required) from the front (north) property line.
- (3) Applicant is requesting to permit a planter to setback 22.4' (25' required) from the front (north) property line.
- (4) Applicant is requesting to permit a roofed terrace addition to setback 22.7' (25' required) from the rear (south) property line.
- (5) Applicant is requesting to permit a trellis setback 4' (15' required) from the side street (west) property line.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family & Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Proposed Addition for Mr. & Mrs. Bradley," as prepared by L. V. and consisting of 4 pages: Page A-1 dated stamped received 1/12/06 and the remaining pages dated stamped received 10/18/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 1, Block 1, SPRING LAND DEVELOPMENT, Plat book 96, Page 9.

LOCATION: 9414 S.W. 18 Terrace, Miami-Dade County, Florida.

SIZE OF PROPERTY: 82.81' x 102.5'

PRESENT ZONING: RU-1 (Single-Family Residential)

APPLICANTS: JOSE & ROBERTO VARELA

- (1) Applicants are requesting to permit a duplex residence with lot coverage of 35.8% (30% permitted).
- (2) Applicants are requesting to permit the duplex residence setback 4'11" (5' required) from the interior side (north) property line.
- (3) Applicants are requesting to permit a Jacuzzi setback 3'½" (7'6" required) from the interior side (north) property line and setback 2'9½" (5' required) from the rear (east) property lines.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family & Duplex Dwellings) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Variance for Mr. Jose Varela," as prepared by Eduardo Vazquez, dated stamped received 1/17/06 and consisting of 3 sheets. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 9-10, Block 4, TAMIAHI CITY, Plat book 14, Page 9.

LOCATION: 935-937 S.W. 68 Court, Miami-Dade County, Florida.

SIZE OF PROPERTY: 50' x 106'

PRESENT ZONING: RU-3B (Bungalow Court)